

**ATTACHMENT
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58646

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OWNER	BLOCK	LOT/PARCEL/ TRACT	LEGAL DESCRIPTION
State of Texas C-093	B/7169	Part Lots 8, 9 Parcel 122	<p>Situated in Block B/7169 in the City of Dallas, Dallas County, Texas.</p> <p>BEING 0.033 of an acre of land more or less, out of Lots 8 and 9 of Block B/7169 in Joe A. Irwin Addition No. 5, an addition to the City of Dallas, Texas, according to the Map thereof recorded in Volume 11, Page 13, Map Records of Dallas County; said Lots 8 and 9 having been conveyed to Irwin Real Estate Company by Deed recorded in Volume 3955, page 341, Deed Records of said County, said 0.033 of an acre of land being more particularly described as follows:</p> <p>BEGINNING at the West corner of said Lot 9 in the Northeast line of Pueblo Street, said West corner being 100.37 feet North 73 deg. 01' 19" West from the South corner of said lot;</p> <p>THENCE North 09 deg. 54' 53" East along the Northwest line of Lots 9 and 8, same being the Southeast line of Dallas Power & Light Company Easement described in Volume 2027, Page 294, for a distance of 80.42 feet;</p> <p>THENCE South 12 deg. 53' 19" East for a distance of 92.04 feet to the Northeast line of Pueblo Street;</p> <p>THENCE North 73 deg. 01' 19" West along said Northeast line of Pueblo Street for a distance of 35.94 feet to the place of beginning.</p>
State of Texas C-092	B/7169	10 - 14 Parcel 124	<p>Situated in the City of Dallas, Dallas County, Texas.</p> <p>BEING 27,956 square feet of land, more or less, comprising all of Lots 10, 11, 12, 13, and 14 of Block B/7169 of Joe A. Irwin Addition No. 5, an Addition to the City of Dallas, Texas, according to the Map thereof recorded in Volume 11, page 13, Map Records of Dallas County, Texas; said Lots 10, 11, 12, 13 and 14 having been conveyed to Irwin Real Estate Company by Deed recorded in Volume 3955, page 341, Deed Records of Dallas County, Texas.</p>
State of Texas C-091	A/7169	13 - 15 Parcel 125	<p>Situated in the City of Dallas, Dallas County, Texas.</p> <p>BEING 19,320 square feet of land, more or less, comprising all of Lots 13, 14 and 15 of Block A/7169 of Joe A. Irwin Addition No. 5, an addition to the City of Dallas, Texas, according to the Map thereof recorded in Volume 11, page 13, Map Records of Dallas County, Texas; said Lots 13, 14 and 15 having been conveyed to Irwin Real Estate Company by deed recorded in Volume 3955, page 341, Deed Records of Dallas County, Texas.</p>

OWNER	BLOCK	LOT/PARCEL/ TRACT	LEGAL DESCRIPTION
State of Texas C-117	F/7169	Property West of Lot 31	<p>Situated in the M. B. Reynolds Survey, Abst. 1227, in the City of Dallas, Dallas County, Texas. BEING 1.356 acres of land, more or less, out of that tract of land described as SECOND TRACT and conveyed to Wardell Johnson by deed recorded in Volume D-493, Page 0979, Deed Records of Dallas County; and said 1.356 acres of land being more particularly described in two parts as follows:</p> <p><u>PART I:</u> Contains 0.800 of an acre of land, more or less,</p> <p>BEGINNING at the Northwest corner of Lot 31 in Block F/7169 of Joe A. Irwin Addition No. 5, an Addition to the City of Dallas according to the Map thereof recorded in Volume 11, page 13, Map Records of Dallas County; said Northwest corner also being the point of intersection of the Southwest line of Pueblo Street with the Southeast line of Dallas Power & Light Company Easement as described in Volume 2027, page 294, Deed records of Dallas County;</p> <p>THENCE South 09 deg. 54' 53" West along said Easement line and said Johnson Southeast tract line for a distance of 345.36 feet to the Northeast line of Block 1/7170 of Joe A. Irwin Addition No. 6-B, an Addition to the City of Dallas according to the Revised Map thereof recorded in Volume 12, page 67, Map Records of Dallas County;</p> <p>THENCE North 72 deg. 47' 11" West along said Northeast block line for a distance of 25.27 feet to an angle point;</p> <p>THENCE North 79 deg. 20' 05" West, continuing with said block line, for a distance of 74.94 feet to the Northwest line of said Dallas Power & Light Company easement and said Johnson tract of land;</p> <p>THENCE North 09 deg. 54' 53" East along said Northwest line for a distance of 353.56 feet to the said Southwest line of Pueblo Street;</p> <p>THENCE South 73 deg. 01' 19" East along said Southwest line of Pueblo Street for a distance of 100.76 feet to the place of beginning.</p> <p><u>PART II:</u> Contains 0.556 of an acre of land, more or less,</p> <p>BEGINNING at the Northeast corner of Lot 14 of Block B/7169 of Joe A. Irwin Addition No. 5, an addition to the City of Dallas according to the Map thereof recorded in Volume 11, page 13, Map Records of Dallas County; said Northeast corner also being the point of intersection of the Southerly line of Wilson Street with the Northwest line of Dallas Power & Light Company Easement as described in Volume 2027, page 294, Deed Records of Dallas County;</p> <p>THENCE South 09 deg. 54' 53" West along said Northwest Easement line and said Johnson tract line for a distance of 404.13 feet to the Northeast line of Pueblo Street;</p> <p>THENCE South 73 deg. 01' 19" East along said Northeast line of Pueblo Street for a distance of 100.76 feet to the Southeast line of said easement and said Johnson tract of land;</p> <p>THENCE North 09 deg. 54' 53" East along said Southeast line for a distance of 80.42 feet;</p> <p>THENCE North 06 deg. 39' 17" West for a distance of 350.66 feet to the place of beginning.</p>
State of Texas C-119-001 *		Parcel 123A	<p>Situated in the M. B. Reynolds Survey, Abst. 1227, in the City of Dallas, Dallas County, Texas. BEING 5,069 square feet of land, more or less, out of those tracts of land conveyed to Joe A. Irwin by Deeds recorded in Volume 2706, Page 104, and Volume 2610, Page 122, Deed Records of Dallas County; and said 5,069 square feet of land being more particularly described as follows:</p> <p>BEGINNING at the point of intersection of the existing Easterly right of way line of S. H. Loop 12, with the Northeast line of Block 1/7170 of Joe A. Irwin Addition No. 6-B, an addition to the City of Dallas according to the Revised Map thereof recorded in Volume 12, Page 67, Map Records of Dallas County;</p> <p>THENCE North 28 deg. 34' 39" East along said existing right of way for a distance of 70.16 feet to an angle point;</p> <p>THENCE North 22 deg. 28' 05" East, continuing with said right of way for a distance of 144.52 feet to the Westerly line of that tract of land described as SECOND TRACT in Volume D-493, Page 0979, Deed Records of Dallas County;</p> <p>THENCE South 09 deg. 54' 53" West along said Westerly line of the last mentioned tract of land, for a distance of 208.24 feet to the Northeast line of said Block 1/7170</p> <p>THENCE North 79 deg. 20' 05" West along said block line for a distance of 53.87 feet to the place of beginning.</p>

OWNER	BLOCK	LOT/PARCEL/ TRACT	LEGAL DESCRIPTION
State of Texas C-119-002 *	F/7169	Out of Lots 29, 30, 31 Parcel 121	<p>Situated in Block F/7169 of the City of Dallas, Dallas County, Texas.</p> <p>BEING 0.284 of an acre of land, more or less, out of Lots 29, 30 and 31 of Block F/7169 of Joe A. Irwin Addition No. 5, an Addition to the City of Dallas according to the Map thereof recorded in Volume 11, page 13, Map Records of Dallas County, Texas; said lots 29, 30 and 31 having been conveyed to Irwin Real Estate Company by Deed recorded in Volume 3955, page 341, Deed Records of said County, and said 0.284 of an acre of land being more particularly described as follows:</p> <p>BEGINNING in the Southwest line of Pueblo Street a distance of 51.54 feet North 73 deg. 01' 19" West from the Northeast corner of said Lot 30;</p> <p>THENCE North 73 deg. 01' 19" West along said line of Pueblo Street for a distance of 58.46 feet to the North corner of Lot 31;</p> <p>THENCE South 09 deg. 54' 53" West along the Northwest line of Lot 31 for a distance of 148.05 feet to the West corner thereof;</p> <p>THENCE South 81 deg. 28' 42" East along the Southwest line of Lots 31, 30 and 29 for a distance of 116.09 feet;</p> <p>THENCE North 12 deg. 53' 19" West for a distance of 149.74 feet to the place of beginning.</p>
State of Texas C-119-003 *	I/7170	Parcel 120	<p>Situated in the M. B. Reynolds Survey, Abst. 1227, in the City of Dallas, Dallas County, Texas.</p> <p>BEING 0.755 of an acre of land, more or less, out of that tract of land conveyed to Harold W. Halley by Deed recorded in Volume D-565, Page 0942, Deed Records of Dallas County; and said 0.755 of an acre of land being more particularly described as follows:</p> <p>BEGINNING at a point in the South line of Lot 29 in Block F/7169 of Joe A. Irwin Addition No. 5, an Addition to the City of Dallas according to the Map thereof recorded in Volume 11, Page 13, Map Records of Dallas County, said point being 29.43 feet North 81 deg. 28' 42" West from the Southeast corner thereof.</p> <p>THENCE South 12 deg. 53' 19" East for a distance of 169.57 feet;</p> <p>THENCE South 17 deg. 12' 49" West for a distance of 66.55 feet to a point in the Northeast line of Block I/7170;</p> <p>THENCE North 72 deg. 47' 11" West along the Northeast line of said Block I/7170 for a distance of 174.3 feet to the Northwest line of said Halley tract of land;</p> <p>THENCE North 09 deg. 54' 53" East along said Northwest line for a distance of 197.31 feet to the Southerly line for Block F/7169 of Joe A. Irwin Addition No. 5, an Addition to the City of Dallas, according to the Map thereof recorded in Volume 11, Page 13, Map Records of Dallas County;</p> <p>THENCE South 81 deg. 28' 42" East along said Southerly block line for a distance of 116.09 feet to the place of beginning.</p>

OWNER	BLOCK	LOT/PARCEL/ TRACT	LEGAL DESCRIPTION
State of Texas C-119-004 *		Loop 12 Right-of-Way	<p>Beginning at a point on the centerline of Nash Road, said line being also the South line of M. B. Reynolds Survey said point being 852.5 ft. East of the Northwest corner of the D. R. Cameron Survey, on State Highway Loop 12 West R.O. W. Line 101 ft. West of Engineers centerline chaining station 367/65.3;</p> <p>THENCE South 10 deg. 48' East, parallel to and 100 ft. Westerly of said Highway centerline a distance of 2599.2 ft. to a point on curve, South 79 deg. 18' West and 100 ft. from Engineers Station 343/85.3;</p> <p>THENCE Southeasterly following the arc of a curve, to the right, whose radius is 3650(illegible) ft., 100 ft. Westerly of and concentric to said centerline, a distance of 311.1 ft to a point 100 ft. Westerly of measured radially from centerline Station 340/68.6;</p> <p>THENCE Southwesterly a distance of 125 ft. more or less to a point which lies South 83 deg. 22' West and 175 ft. from centerline chaining station 333/68.6(illegible);</p> <p>THENCE South 5 deg. 36' East and parallel to said Highway centerline a distance of 338.6 ft. more or less to a point on the centerline of the Old Trinity River Channel, on the South line of the Cameron Survey;</p> <p>THENCE Northeasterly following said centerline channel and survey line, passing said Highway centerline chaining station 339/56 (illegible) at 204.6 (illegible) ft. more or less and continuing along said centerline channel, in all a distance of 433 ft. more or less to a point which lies 175 ft. measured radially and Easterly of said highway centerline at is chaining Station 349/(illegible).</p> <p>THENCE Northwesterly following the arc of a curve to the left, whose radius is 5905 ft. concentric to said Highway centerline, a distance of 100 ft. more or less to a point which lies 175 ft. measured radially and Easterly of said Highway centerline Station 341/63.3;</p> <p>THENCE Northwesterly a distance of 214 ft. more or less to a point which lies North 79 deg. 12' East 100 ft. from said Highway centerline station 343/85.3;</p> <p>THENCE North 10 deg. 48' West 100 ft. Easterly of and parallel to said Highway centerline a distance of 2814.3 ft to a point which lies 100 ft. North 79 deg. 12' East from Highway center line chaining station 372/00;</p> <p>THENCE Northwesterly a distance of 123 ft. to a point which lies North 79 deg. 12' East, 175 ft. from said Highway centerline station 373/00;</p> <p>THENCE North 10 deg. 48' West and parallel to said Highway centerline a distance of 319.6 ft. to the South line of Levee R. O. W.</p> <p>THENCE South 68 deg. 57' West (South 68 deg. 38' West Levee East) along said last line passing said highway centerline chaining station 380/68 at 177.8 ft. and continuing South 66 deg. 57' West in all 253 ft. more or less to a corner in said Levee R. O. W.;</p> <p>THENCE South 21 deg. 03' East (South 21 deg. 22' East) along said Levee R. O. W. Line a distance of 100 ft. to a corner;</p> <p>THENCE South 68 deg. 57' West (South 68 deg. 38' West) along said Levee R. O. W. a distance of 112 ft. more or less to a point which lies 175 ft. Westerly of and measured at right angles to said Highway centerline</p> <p>THENCE South 10 deg. 48' East parallel to said Highway centerline a distance of 450 ft. more or less to a point which lies South 79 deg. 12' West 175 ft. from said Highway centerline chaining station 375/00;</p> <p>THENCE South 26 deg. 05' East a distance of 125 ft. to a point which lies South 79 deg. 12' West, 100 ft. from said Highway centerline station 374/00;</p> <p>THENCE South 10 deg. 46' East, parallel to said Highway centerline a distance of 615.5 ft. to the place of beginning enclosing all 21.95 Acre more or less of which 1.26 Ac. more or less are within the limits of an existing County road and Texas Power & Light Company Easement.</p>
Road District No. 1 of Dallas County C-119-005 *	A/7169	Lots 1-12	<p>TRACT NUMBER 2</p> <p>BEING a part of the M. B. Reynolds Survey, Abstract Number 1227 in Dallas County, Texas, and being all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, in Block Number "A" of the Joe A. Irwin Addition Number 5 to the City of Dallas, Texas, according to the map thereof recorded in Volume 11, Pages 13 and 14, Map Records of Dallas County, Texas, and being in Block Number A/7169, official City numbers, and being a part of the land awarded to Rose B. Doerr by property settlement in the divorce suit entitled Rose B. Irwin vs. Joe A. Irwin, Cause Number 23,948-A, filed in the 14th Judicial District Court of Dallas County, Texas, on July 22, 1948. Judgment having been rendered in said case on August 26, 1948.</p>

C-091

Parcel: 125
Project: 9018-1-16

CC-70-4734-b

DEED RECORD

STATE OF TEXAS AND
COUNTY OF DALLAS

VS.

IRWIN REAL ESTATE
COMPANY, ET AL.

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IN THE COUNTY COURT OF

DALLAS COUNTY AT LAW NO. 2,

DALLAS COUNTY, TEXAS

AGREED JUDGMENT

On this the 20th day of June, 1974, came on to be heard and considered the above numbered and entitled cause, wherein the State of Texas and County of Dallas are Plaintiffs and Irwin Real Estate Company, Landon J. Irwin, Robert J. Irwin and Rose B. Doerr, each Individually and as Partner in Irwin Real Estate Company, City of Dallas, Texas, and Irving Independent School District are Defendants. Defendant, Rose B. Doerr, died intestate after this suit was instituted, and Defendants Landon J. Irwin and Robert J. Irwin are the only heirs. (Affidavit of Heirship filed Volume 74131, Page 2400, Dallas County Deed Records).

Whereupon in open Court came the Plaintiffs by and through the Criminal District Attorney for Dallas County, and came the Defendants, Irwin Real Estate Company, Landon J. Irwin, and Robert J. Irwin, by and through their attorney, and all parties announced ready for trial, and a jury having been waived, all matters of fact and law were submitted to the Court.

The parties in open Court announced that they had agreed upon a settlement of all matters and controversies involved in this suit upon the following basis:

1. This is a proceeding in eminent domain brought by Plaintiffs to acquire for Controlled Access highway purposes from Defendants a right of way in, upon and across the hereinafter described tract of land.

2. The Award of Commissioners was filed June 22, 1970, and the Defendants filed Objections to said Award. The date of taking was July 16, 1970.

3. The amount of damages to which Defendants are entitled to be paid by virtue of the condemnation is TWO THOUSAND EIGHT HUNDRED NINETY-EIGHT AND NO/100 DOLLARS (\$2,898.00), which sum has already been paid by Plaintiffs and received by Defendants.

WHEREFORE, PREMISES CONSIDERED, in accordance with the agreement of the parties, the Court has determined that the settlement should be made the Judgment of the Court.

It is ORDERED, ADJUDGED AND DECREED that the Plaintiff, State of Texas, do have and recover of Defendants, Irwin Real Estate Company, Landon J. Irwin, and Robert J. Irwin, each Individually and as Partner in Irwin Real Estate Company, City of Dallas, Texas, and Irving Independent School District, a right of way in, upon and across the hereinafter described tract of land, together with title to any fixed improvements thereon, said tract of land being described as follows:

Situated in the City of Dallas, Dallas County, Texas.

BEING 19,320 square feet of land, more or less, comprising all of Lots 13, 14 and 15 of Block A/7169 of Joe A. Irwin Addition No. 5, an addition to the City of Dallas, Texas, according to the Map thereof recorded in Volume 11, page 13, Map Records of Dallas County, Texas; said Lots 13, 14 and 15 having been conveyed to Irwin Real Estate Company by deed recorded in Volume 3955, page 341, Deed Records of Dallas County, Texas.

Save and except, there is excluded from said estate, all the oil, gas and sulphur which can be removed from beneath said land, without any right whatsoever remaining to the owners of said oil, gas and sulphur of ingress and egress to or from the surface of said land for the purpose of exploring, drilling, mining, and developing the same. Plaintiff, in the exercise of the police power for the preservation of human life and safety, and under existing law, has designated said highway as a Controlled

Access Highway, to which no access from Defendants' remaining land, from which the herein condemned land is severed, will be permitted.

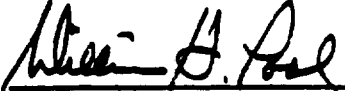
It is further ORDERED, ADJUDGED AND DECREED that the Defendants, Irwin Real Estate Company, Landon J. Irwin, Robert J. Irwin, City of Dallas, and Irving Independent School District, have judgment against the Plaintiffs, State of Texas and County of Dallas, for the sum of TWO THOUSAND EIGHT HUNDRED NINETY-EIGHT DOLLARS (\$2,898.00) as full compensation for this condemnation which sum has already been paid by Plaintiffs to the Defendants.

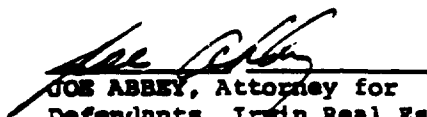
It is further ORDERED, ADJUDGED AND DECREED that the Plaintiffs, State of Texas and County of Dallas, pay all costs herein, which costs shall be paid to the County Clerk of Dallas County, Texas.

SIGNED AND ENTERED this 20th day of Nov, 1974.


JUDGE TOM KING

APPROVED:


WILLIAM H. POOL
Assistant District Attorney
Attorney for Plaintiffs


JOE ABBEY, Attorney for
Defendants, Irwin Real Estate
Company, Landon J. Irwin and
Robert J. Irwin

VII PAGE 1
75007 1907

THE STATE OF TEXAS } L. TOM E. ELLIS, Clerk of the County Court of Dallas County at Law
County of Dallas

No. 2 Dallas County, Texas, do hereby certify that the foregoing is a true and correct copy of
AGREED JUDGMENT, in cause NO. CC-70-4734-b, State of Texas and County
OF DALLAS VS. Irwin Real Estate Company, Et Al. Entered in Volume 36
pages 881-883, Minutes County Court At Law NO. 2, Dallas County, Texas
in the above styled and numbered case, on the above recited date, in my office at Dallas, Texas
and seal of said Court this 9th day of December A. D. 1976

TOM E. ELLIS, County Clerk
By Carolyn Graves Deputy
CAROLYN GRIEVES

Witness to:

John G. Kollar, Dist. Mgr.
Texas Highway Dept.
P. O. Box 3067
Dallas, Texas 75221

FILED
John E. Ellis
COUNTY CLERK
DALLAS COUNTY

1975 JAN 10 AM 11 21

STATE OF TEXAS
COUNTY OF DALLAS
I, John E. Ellis, County Clerk of Dallas County, Texas, do hereby certify that the foregoing is a true and correct copy of the original of the above styled and numbered case, on the above recited date, in my office at Dallas, Texas.

JAN 10 1975

John E. Ellis
COUNTY CLERK, DALLAS COUNTY, TEXAS

057

ST-04 129817 24-01-NVT

75007 1908

#0103461

C-092

DEED RECORD

Parcel: 124
Project: 8018-1-16

CC-70-4778-b

STATE OF TEXAS AND
COUNTY OF DALLAS

VS.

IRWIN REAL ESTATE
COMPANY, ET AL.

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IN THE COUNTY COURT OF

DALLAS COUNTY AT LAW NO. 2,

DALLAS COUNTY, TEXAS

AGREED JUDGMENT

On this the 20th day of Nov, 1974, came on to be heard and considered the above numbered and entitled cause, wherein the State of Texas and County of Dallas are Plaintiffs and Irwin Real Estate Company, Landon J. Irwin, Robert J. Irwin, and Rose B. Doerr, each Individually and as Partner in Irwin Real Estate Company, City of Dallas, Texas, and Irving Independent School District are Defendants. Defendant, Rose B. Doerr, died intestate after this suit was instituted, and Defendants Landon J. Irwin and Robert J. Irwin are the only heirs. (Affidavit of Heirship filed Volume 74131, Page 2400, Dallas County Deed Records).

Whereupon in open Court came the Plaintiffs by and through the Criminal District Attorney for Dallas County, and came the Defendants, Irwin Real Estate Company, Landon J. Irwin, and Robert J. Irwin, by and through their attorney, and all parties announced ready for trial, and a jury having been waived, all matters of fact and law were submitted to the Court.

The parties in open Court announced that they had agreed upon a settlement of all matters and controversies involved in this suit upon the following basis:

1. This is a proceeding in eminent domain brought by Plaintiffs to acquire for Controlled Access highway purposes from Defendants a right of way in, upon and across the herein-after described tract of land.

2. The Award of the Commissioners was filed June 19, 1970, and the Defendants filed Objections to said Award. The date of taking was July 16, 1970.

3. The amount of damages to which Defendants are entitled to be paid by virtue of the condemnation is FOUR THOUSAND AND NO/100 DOLLARS (\$4,000.00), which sum has already been paid by Plaintiffs and received by Defendants.

WHEREFORE, PREMISES CONSIDERED, in accordance with the agreement of the parties, the Court has determined that the settlement should be made the judgment of the Court.

It is ORDERED, ADJUDGED AND DECREED that the Plaintiff, State of Texas, do have and recover of Defendants, Irwin Real Estate Company, Landon J. Irwin, and Robert J. Irwin, each Individually and as Partner in Irwin Real Estate Company, City of Dallas, Texas, and Irving Independent School District, a right of way in, upon and across the hereinafter described tract of land, together with title to any fixed improvements thereon, said tract of land being described as follows:

Situated in the City of Dallas, Dallas County, Texas.

BEING 27,956 square feet of land, more or less, comprising all of Lots 10, 11, 12, 13 and 14 of Block B/7169 of Joe A. Irwin Addition No. 5, an Addition to the City of Dallas, Texas, according to the Map thereof recorded in Volume 11, page 13, Map Records of Dallas County, Texas: said Lots 10, 11, 12, 13 and 14 having been conveyed to Irwin Real Estate Company by Deed recorded in Volume 3955, page 341, Deed Records of Dallas County, Texas.

Save and except, there is excluded from said estate, all the oil, gas and sulphur which can be removed from beneath said land, without any right whatsoever remaining to the owners of said oil, gas and sulphur of ingress or egress to or from the surface of said land for the purpose of exploring, drilling, mining, and developing the same.

It is further ORDERED, ADJUDGED AND DECREED that the Defendants, Irwin Real Estate Company, Landon J. Irwin, Robert J. Irwin, City of Dallas, and Irving Independent School District,

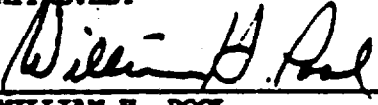
have judgment against the Plaintiffs, State of Texas and County of Dallas, for the sum of FOUR THOUSAND AND NO/100 DOLLARS (\$4,000.00) as full compensation for this condemnation which sum has already been paid by Plaintiffs to the Defendants.


It is further ORDERED, ADJUDGED AND DECREED that the Plaintiffs, State of Texas and County of Dallas, pay all costs herein, which costs shall be paid to the County Clerk of Dallas County, Texas.

SIGNED AND ENTERED this 20th day of Dec., 1974.


JUDGE TOM KING

APPROVED:


WILLIAM H. POOL
Assistant District Attorney
Attorney for Plaintiff


JOE ABBEY, Attorney for Defendants,
Irwin Real Estate Company, Robert J.
Irwin and Landon J. Irwin

THE STATE OF TEXAS } I, TOM F. ELLIS, Clerk of the County Court of Dallas County in Law
County of Dallas

2
I, Dallas County, Texas, do hereby certify that the foregoing is a true and correct copy of
AGREED JUDGMENT, in cause NO. cc-70-4778-b, State of Texas and County
of Dallas VS. Irvin Real Estate, Et Al. Entered in Volume 38, Pages
890-892, Minutes County Court At Law NO. 2, Dallas County, Texas
in the above styled and numbered case, as the same now appear on file in my office. Witness my hand
and seal of said Court this 9th day of December A. D. 1974

TOM F. ELLIS, County Clerk.
By Carolyn Graves Deputy
CAROLYN GRAVES

Return to:

John G. Kaller, Dist. Engr.
Texas Highway Dept.
P. O. Box 3067
Dallas, Texas 75221

FILED
John G. Kaller
COUNTY CLERK
DALLAS COUNTY

1975 JAN 10 AM 11 21

STATE OF TEXAS COUNTY OF DALLAS
I hereby certify that this instrument was
properly filed for record in the County Clerk's
office and was duly entered in the public
and proper of the same record of Dallas
County, Texas as provided herein by law.

JAN 10 1975

John G. Kaller
COUNTY CLERK, Dallas County, Texas

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57-04

029912 62-01-NVT

0103465

C-093

Perceal: 122
Project: 8018-1-16

DEED RECORD

CC-70-4714-b

STATE OF TEXAS AND
COUNTY OF DALLAS

VS.

IRWIN REAL ESTATE
COMPANY, ET AL.

I IN THE COUNTY COURT OF
I
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I DALLAS COUNTY AT LAW NO. 2,
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I DALLAS COUNTY, TEXAS

AGREED JUDGMENT

On this the 20th day of June, 1974, came on to be heard and considered the above numbered and entitled cause, wherein the State of Texas and County of Dallas are Plaintiffs and Irwin Real Estate Company, Landon J. Irwin, Robert J. Irwin, and Rose B. Doerr, each Individually and as Partner in Irwin Real Estate Company, City of Dallas, Texas, and Irving Independent School District are Defendants. Defendant, Rose B. Doe J., died intestate after this suit was instituted, and Defendants Landon J. Irwin and Robert J. Irwin are the only heirs. (Affidavit of Heirship filed Volume 74131, Page 2400, Dallas County Deed Records).

Whereupon in open Court came the Plaintiffs by and through the Criminal District Attorney for Dallas County, and came the Defendants, Irwin Real Estate Company, Landon J. Irwin, and Robert J. Irwin, by and through their attorney, and all parties announced ready for trial, and a jury having been waived, all matters of fact and law were submitted to the Court.

The parties in open Court announced that they had agreed upon a settlement of all matters and controversies involved in this suit upon the following basis:

1. This is a proceeding in eminent domain brought by Plaintiffs to acquire for Controlled Access highway purposes from Defendants a right of way in, upon and across the herein-after described tract of land.

2. The Award of Commissioners was filed June 22, 1970, and the Defendants filed Objections to said Award. The date of taking was July 20, 1970.

3. The amount of damages to which Defendants are entitled to be paid by virtue of the condemnation is TWO HUNDRED FIFTEEN AND 70/100 DOLLARS (\$215.70), which sum has already been paid by Plaintiffs and received by Defendants.

WHEREFORE, PREMISES CONSIDERED, in accordance with the agreement of the parties, the Court has determined that the settlement should be made the Judgment of the Court.

It is ORDERED, ADJUDGED AND DECREED that the Plaintiff, State of Texas, do have and recover of Defendants, Irwin Real Estate Company, Landon J. Irwin, and Robert J. Irwin, each Individually and as Partners in Irwin Real Estate Company, City of Dallas, Texas, and Irving Independent School District, a right of way in, upon and across the hereinafter described tract of land, together with title to any fixed improvements thereon, said tract of land being described as follows:

Situated in Block B/7169 in the City of Dallas, Dallas County, Texas.

BEING 0.033 of an acre of land, more or less, out of Lots 8 and 9 of Block B/7169 in Joe A. Irwin Addition No. 5, an addition to the City of Dallas, Texas, according to the Map thereof recorded in Volume 11, page 13, Map Records of Dallas County; said Lots 8 and 9 having been conveyed to Irwin Real Estate Company by Deed recorded in Volume 3955, page 341, Deed Records of said County, said 0.033 of an acre of land being more particularly described as follows:

BEGINNING at the West corner of said Lot 9 in the Northeast line of Pueblo Street, said West corner being 100.37 feet North 73 deg. 01' 19" West from the South corner of said lot;

THENCE North 09 deg. 54' 53" East along the Northwest line of Lots 9 and 8, same being the Southeast line of Dallas Power & Light Company Easement described in Volume 2027, page 294, for a distance of 80.42 feet;

THENCE South 12 deg. 53' 19" East for a distance of 92.04 feet to the Northeast line of Pueblo Street;

THENCE North 73 deg. 01' 19" West along said Northeast line of Pueblo Street for a distance of 35.94 feet to the place of beginning.

Save and except, there is excluded from said estate, all the oil, gas and sulphur which can be removed from beneath said land, without any right whatsoever remaining to the owners of said oil, gas and sulphur of ingress and egress to or from the surface of said land for the purpose of exploring, drilling, mining, and developing the same. Plaintiff, in the exercise of the police power for the preservation of human life and safety, and under existing laws, has designated said highways as a Controlled Access Highway, to which no access from Defendants' remaining land, from which the herein condemned land is severed, will be permitted.


It is further ORDERED, ADJUDGED AND DECREED that the Defendants, Irwin Real Estate Company, Landon J. Irwin, Robert J. Irwin, City of Dallas, and Irving Independent School District, have judgment against the Plaintiffs, State of Texas and County of Dallas, for the sum of TWO HUNDRED FIFTEEN AND 70/100 DOLLARS (\$215.70) as full compensation for this condemnation which sum has already been paid by Plaintiffs to the Defendants.


It is further ORDERED, ADJUDGED AND DECREED that the Plaintiffs, State of Texas and County of Dallas, pay all costs herein, which costs shall be paid to the County Clerk of Dallas County, Texas.

SIGNED AND ENTERED this 30th day of April, 1974.


JUDGE TOM KING

APPROVED:


WILLIAM H. POOL
Assistant District Attorney
Attorney for Plaintiffs


JOE ABBEY, Attorney for Defendants,
Irwin Real Estate Company, Landon J. Irwin
and Robert J. Irwin

THE STATE OF TEXAS, } I, TOM E. ELLIS Clerk of the County Court of Dallas County in Law
County of Dallas

N. 2 Dallas County, Texas, do hereby certify that the foregoing is a true and correct copy of
AGREED JUDGMENT, in cause NO. cc-70-4714-b, State Of Texas and County Of
Dallas VS. Irwin Real Estate Company, Et Al. Entered in Volume 38,
Pages 0875-0877, Minutes County Court At Law NO. 2, Dallas County, Texas
in the above styled and numbered cause, as the same now appears on file in my office. Witness my hand
and seal of said Court this 9th day of December A. D. 1974

TOM E. ELLIS County Clerk.

By Carolyn Graves Deputy

Carolyn Graves

Return to:

John G. Kaller, Dist. Engr.
Texas Highway Dept.
P. O. Box 3067
Dallas, Texas 75221

FILED
JAN 10 1975
COUNTY CLERK
DALLAS COUNTY

1975 JAN 10 AM 11:21

STATE OF TEXAS COUNTY OF DALLAS
I hereby certify that this instrument was
filed on the date and time stamped herein
by me and was duly recorded in the name
and form of the named records of Dallas
County, Texas as stamped herein by me.

JAN 10 1975

 Tom E. Ellis
COUNTY CLERK, Dallas County, Texas

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NO. CC-70-8402-b

DEED RECORD

STATE OF TEXAS AND
COUNTY OF DALLAS

VS.

BEST INVESTMENT COMPANY,
ET AL.

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IN THE COUNTY COURT OF

DALLAS COUNTY AT LAW NO. 2,

DALLAS COUNTY, TEXAS

JUDGMENT

On this the 19 day of Nov, 1974, came on to be heard and considered the above numbered and entitled cause, wherein the State of Texas and County of Dallas are Plaintiffs and Best Investment Company, a Texas Corporation, Joe A. Irwin, Rose B. Doerr, Landon J. Irwin, Robert J. Irwin, City of Dallas, Texas, -Dallas Independent School District, Times Herald Printing Company, a Texas Corporation, Ferris Land Company, a Texas Corporation, County of Dallas, Texas (for taxes), and Time Traders, Inc., a Corporation, are Defendants. Defendant, Rose B. Doerr, died intestate after this suit was instituted, and Defendants Landon J. Irwin and Robert J. Irwin are the only heirs, and they are substituted herein as parties Defendant. (Affidavit of Heirship filed Volume 74131, Page 2400, Dallas County Deed Records).

Whereupon in open Court came the Plaintiffs by and through the Criminal District Attorney for Dallas County, and came the Defendants, and announced ready for trial, and a jury having been waived, all matters of fact and law were submitted to the Court.

The Court made the following findings:

1. This is a proceeding in eminent domain brought by the Plaintiffs to acquire for Controlled Access highway purposes from Defendants a right of way in, upon and across the herein-after described tract of land.

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2. The Award of Commissioners was filed October 29, 1970, and the Defendants filed Objections to said Award. The date of taking was November 19, 1970.

3. The amount of damages to which Defendants are entitled to be paid by virtue of the condemnation is THREE THOUSAND FIVE HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$3,525.00), which sum has already been paid by Plaintiffs and received by Defendants.

4. Defendants Robert J. Irwin and Landon J. Irwin do hereby waive citation and enter appearance for all purposes.

WHEREFORE, PREMISES CONSIDERED, the Court has determined that the following should be made the judgment of the Court.

It is ORDERED, ADJUDGED AND DECREED that the Plaintiff, State of Texas, do have and recover of Defendants, Best Investment Company, a Texas Corporation, Joe A. Irwin, Landon J. Irwin, Robert J. Irwin, City of Dallas, Texas, Dallas Independent School District, Times Herald Printing Company, a Texas Corporation, Ferris Land Company, a Texas Corporation, County of Dallas, Texas (for taxes), and Time Traders, Inc., a corporation, a right of way in, upon and across the hereinafter described tract of land, together with title to any fixed improvements thereon, said tract of land being described as follows:

Situated in the M. B. Reynolds Survey, Abst. 1727, in the City of Dallas, Dallas County, Texas.

BEING 1.356 acres of land, more or less, out of that tract of land described as SECOND TRACT and conveyed to Wardell Johnson by deed recorded in Volume D-493, Page 0979, Deed Records of Dallas County; and said 1.356 acres of land being more particularly described in two parts as follows:

PART 1: Contains 0.800 of an acre of land, more or less,

BEGINNING at the Northwest corner of Lot 31 in Block F/7169 of Joe A. Irwin Addition No. 5, an Addition to the City of Dallas according to the Map thereof recorded in Volume 11, page 13, Map Records of Dallas County; said Northwest corner also being the point of intersection of the Southwest line of Pueblo Street with the Southeast line of Dallas Power & Light Company Easement as described in Volume 2027, page 294, Deed Records of Dallas County;

0103471

THENCE South 09 deg. 54' 53" West along said Easement line and said Johnson Southeast tract line for a distance of 345.36 feet to the Northeast line of Block I/7170 of Joe A. Irwin Addition No. 6-B, an Addition to the City of Dallas according to the Revised Map thereof recorded in Volume 12, page 67, Map Records of Dallas County;

THENCE North 72 deg. 47' 11" West along said Northeast block line for a distance of 25.27 feet to an angle point;

THENCE North 79 deg. 20' 05" West, continuing with said block line, for a distance of 74.94 feet to the Northwest line of said Dallas Power & Light Company easement and said Johnson tract of land;

THENCE North 09 deg. 54' 53" East along said Northwest line for a distance of 353.56 feet to the said Southwest line of Pueblo Street;

THENCE South 73 deg. 01' 19" East along said Southwest line of Pueblo Street for a distance of 100.76 feet to the place of beginning.

PART II: Contains 0.556 of an acre of land, more or less,

BEGINNING at the Northeast corner of Lot 14 of Block B/7169 of Joe A. Irwin Addition No. 5, an addition to the City of Dallas according to the Map thereof recorded in Volume 11, page 13, Map Records of Dallas County; said Northeast corner also being the point of intersection of the Southerly line of Wilson Street with the Northwest line of Dallas Power & Light Company Easement as described in Volume 2027, page 294, Deed Records of Dallas County;

THENCE South 09 deg. 54' 53" West along said Northwest Easement line and said Johnson tract line for a distance of 404.13 feet to the Northeast line of Pueblo Street;

THENCE South 73 deg. 01' 19" East along said Northeast line of Pueblo Street for a distance of 100.76 feet to the Southeast line of said easement and said Johnson tract of land;

THENCE North 09 deg. 54' 53" East along said Southeast line for a distance of 80.42 feet;

THENCE North 06 deg. 39' 17" West for a distance of 350.66 feet to the place of beginning.

Save and except, there is excluded from said estate, all the oil, gas and sulphur which can be removed from beneath said land without any right whatsoever remaining to the owners of said oil, gas and sulphur of ingress or egress to or from the surface of said land for the purpose of exploring, drilling, mining, and developing the same. Plaintiff, in the exercise of the police power for the preservation of human life and safety,

and under existing laws, has designated said highway as a Controlled Access Highway, to which no access from Defendants' remaining land, for which the herein condemned land is severed, will be permitted.

It is further ORDERED, ADJUDGED AND DECREED that the Defendants, Best Investment Company, a Texas Corporation, Joe A. Irwin, Landon J. Irwin, Robert J. Irwin, and Times Traders, Inc., a corporation, have judgment against the Plaintiffs, State of Texas and County of Dallas, for the sum of TWO THOUSAND FORTY-NINE AND 31/100 DOLLARS (\$2,049.31) as full compensation for this condemnation which sum has already been paid by Plaintiffs into the Registry of the Court.

It is further ORDERED, ADJUDGED AND DECREED that the Defendants, City of Dallas, Texas, and Dallas Independent School District have judgment against Plaintiffs, State of Texas and County of Dallas, for the sum of ONE THOUSAND FOUR HUNDRED THIRTY-EIGHT AND 23/100 DOLLARS (\$1,438.23) as full compensation for this condemnation which sum has already been paid by Plaintiffs into the Registry of the Court.

It is further ORDERED, ADJUDGED AND DECREED that the Defendant, County of Dallas, Texas, have judgment for the sum of THIRTY-SEVEN AND 46/100 DOLLARS (\$37.46) which sum has already been paid by Plaintiffs into the Registry of the Court.

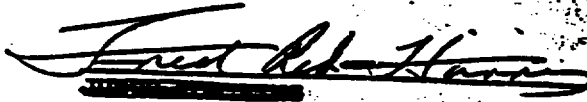
It is further ORDERED, ADJUDGED AND DECREED that the Defendants, Times Herald Printing Company, and Ferris Land Company, each take nothing further herein.

It is further ORDERED, ADJUDGED AND DECREED that the Plaintiffs, State of Texas and County of Dallas, pay all costs

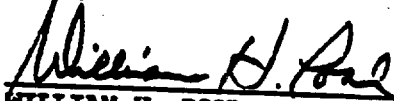
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herein, which costs shall be paid to the County Clerk of Dallas
County, Texas.

SIGNED AND ENTERED this 19 day of Nov, 1974.



FRED R. HARRIS

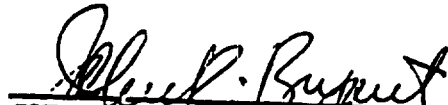
APPROVED:



WILLIAM H. POOL
Assistant District Attorney
Attorney for Plaintiffs

Judge of County Court of Dallas County at Law No. 3, Dallas
County, Texas, sitting for Judge of County Court of Dallas
County at Law No. 2, Dallas County, Texas.


JOE ABBEY, Attorney for Defendants,
Landon J. Irwin and Robert J. Irwin


JOHN R. BRYANT, Attorney for
Defendants, Best Investment Company,
Joe A. Irwin, Time Traders, Inc.,
a Corporation

0103474

STATE OF TEXAS } I. TOM E. ELLIS, Clerk of the County Court of Dallas County at Law
County of Dallas

2
Dallas County, Texas, do hereby certify that the foregoing is a true and correct copy of
JUDGMENT IN cause NO. cc-70-8462-b, State Of Texas and County Of
Dallas VS. Best Investment Company, Et Al. Entered in Volume 38,
Pages 902-906, Minutes County Court At Law NO. 2, Dallas County, Texas
in the above styled and numbered cause, as the same now appears on file in my office. Witness my hand
and seal of said Court this 9th day of December A. D. 1974.

TOM E. ELLIS, County Clerk

By Carolyn Graves Deputy

Carolyn Graves

Return to:

John G. Keller, Dist. Engr.
Texas Highway Dept.
P. O. Box 3067
Dallas, Texas 75221

FILED
Tom E. Ellis
COUNTY CLERK
DALLAS COUNTY

1975 JAN 10 AM 11 21

STATE OF TEXAS COUNTY OF DALLAS
I hereby certify that this instrument was
filed on the date and time stamped herein
by me and was duly recorded in the volume
and page of the names recorded at Dallas
County, Texas as stamped herein by me.

JAN 10 1975



Tom E. Ellis
COUNTY CLERK, Dallas County, Texas

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FILED OCT 30 1974

NO. CC-70-4732-4

DEED RECORD

STATE OF TEXAS AND
COUNTY OF DALLAS

VS.

JOE A. IRWIN, ET AL.

I IN THE COUNTY COURT OF
I
I DALLAS COUNTY AT LAW NO. 4,
I
I DALLAS COUNTY, TEXAS
I

JUDGMENT

On this the 19 day of Nov, 1974, came on to be heard and considered the above numbered and entitled cause, wherein the State of Texas and County of Dallas are Plaintiffs and Joe A. Irwin, et ux, Thelma Irwin, Rose B. Doerr, Best Investment Co., a Texas Corporation, Landon J. Irwin, Robert J. Irwin, City of Dallas, Texas, and Dallas Independent School District are Defendants. Defendant, Rose B. Doerr, died intestate after this suit was instituted, and Defendants Landon J. Irwin and Robert J. Irwin are the only heirs, and they are substituted herein as parties Defendant. (Affidavit of Heirship filed Volume 74131, Page 2400, Dallas County Deed Records).

Whereupon in open Court came the Plaintiffs by and through the Criminal District Attorney for Dallas County, and came the Defendants, Joe A. Irwin, Thelma Irwin, Best Investment Co., Landon J. Irwin and Robert J. Irwin, by and through their attorney, and all parties announced ready for trial, and a jury having been waived, all matters of fact and law were submitted to the Court.

The Court made the following findings:

1. This is a proceeding in eminent domain brought by Plaintiffs to acquire for Controlled Access highway purposes from Defendants a right of way in, upon and across the hereinafter described tract of land.

-1- VOL. PAGE:

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2. The Award of the Commissioners was filed June 22, 1970, and the Defendants filed Objections to said Award. The date of taking was July 20, 1970.

3. The amount of damages to which Defendants are entitled to be paid by virtue of the condemnation is TWO HUNDRED FIFTY-ONE AND 86/100 DOLLARS (\$251.86), which sum has already been paid by Plaintiffs and received by Defendants.

4. Defendants Robert J. Irwin and Landon J. Irwin do hereby waive citation and enter their appearance for all purposes.

WHEREFORE, PREMISES CONSIDERED, the Court has determined that the following should be made the judgment of the Court.

It is ORDERED, ADJUDGED AND DECREED that the Plaintiff, State of Texas, do have and recover of Defendants, Joe A. Irwin, et ux, Thelma Irwin, Best Investment Co., a Texas Corporation, Robert J. Irwin, Landon J. Irwin, City of Dallas, Texas, and Dallas Independent School District, a right of way in, upon and across the hereinafter described tract of land, together with title to any fixed improvements thereon, said tract of land being described as follows:

Situated in the M. B. Reynolds Survey, Abst. 1227, in the City of Dallas, Dallas County, Texas.

BEING 5,069 square feet of land, more or less, out of those tracts of land conveyed to Joe A. Irwin by Deeds recorded in Volume 2706, Page 104, and Volume 2610, Page 122, Deed Records of Dallas County; and said 5,069 square feet of land being more particularly described as follows:

BEGINNING at the point of intersection of the existing Easterly right of way line of S. H. Loop 12, with the Northeast line of Block 1/7170 of Joe A. Irwin Addition No. 6-B, an addition to the City of Dallas according to the Revised Map thereof recorded in Volume 12, Page 67, Map Records of Dallas County;

THENCE North 28 deg. 34' 39" East along said existing right of way for a distance of 70.16 feet to an angle point;

THENCE North 22 deg. 28' 05" East, continuing with said right of way for a distance of 144.52 feet to the Westerly line of that tract of land described as SECOND TRACT in Volume D-493, Page 0979, Deed Records of Dallas County;

THENCE South 09 deg. 54' 53" West along said Westerly line of the last mentioned tract of land, for a distance of 208.24 feet to the Northeast line of said Block 1/7170;

THENCE North 79 deg. 20' 05" West along said block line for a distance of 53.87 feet to the place of beginning.

Save and except, there is excluded from said estate, all the oil, gas and sulphur which can be removed from beneath said land, without any right whatsoever remaining to the owners of said oil, gas and sulphur of ingress or egress to or from the surface of said land for the purpose of exploring, drilling, mining, and developing the same.

It is further ORDERED, ADJUDGED AND DECREED that the Defendants, Joe A. Irwin Thelma Irwin, Best Investment Co., Landon J. Irwin and Robert J. Irwin have judgment against the Plaintiffs, State of Texas and County of Dallas, for the sum of TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) as full compensation for this condemnation which sum has already been paid by Plaintiffs to the Defendants.

It is further ORDERED, ADJUDGED AND DECREED that the Defendants, City of Dallas, Texas, and Dallas Independent School District, have judgment against the Plaintiffs, State of Texas and County of Dallas, for the sum of ONE DOLLAR AND 86/100 (\$1.86), which sum has already been paid by Plaintiffs to the Defendants.

It is further ORDERED, ADJUDGED AND DECREED that the Plaintiffs, State of Texas and County of Dallas, pay all costs herein, which costs shall be paid to the County Clerk of Dallas County, Texas.

FILED PAGE 1

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4 Dallas County, Texas, do hereby certify that the within and correct copy of JUDGMENT, in cause NO. cc-70-273-D, State of Texas and County of Dallas VS. Joe A. Irwin, Et Al. Entered in Volume 39 Pages 400-403, Minutes County Court At Law NO. 4, Dallas County, Texas, in the above styled and numbered cause, as the same now appears on file in my office, Witness my hand and seal of said Court this 13th day of January 1975.

75
1979 JANUARY

John C. Keller, Dist. Engr.
Texas Highway Dept.
P. O. Box 3067
Dallas, Texas 75221

STATE OF TEXAS COUNTY OF DALLAS

I, hereby certify that the foregoing was filed on this date and that stamped herein by me and was duly recorded in the Public and maps of the named records by me.

Witness my hand and seal of office this _____ day of _____, 19____.

County, Texas as attested before by me.

John E. Kelly
COUNTY CLERK, Dallas County, Texas

JAN-22-75 223575

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600-611-2

Parcel: 121

Project: 8018-1-16 DEED RECORD

CC-70-4730-b

STATE OF TEXAS AND
COUNTY OF DALLAS

VS.

IRWIN REAL ESTATE
COMPANY, ET AL.

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IN THE COUNTY COURT OF

DALLAS COUNTY AT LAW NO. 2,

DALLAS COUNTY, TEXAS

ACREED JUDGMENT

On this the 20th day of Nov., 1974, came on to be heard and considered the above numbered and entitled cause, wherein the State of Texas and County of Dallas are Plaintiffs and Irwin Real Estate Company, Landon J. Irwin, Robert J. Irwin, and Rose B. Doerr, each Individually and as Partner in Irwin Real Estate Company, City of Dallas, Texas, and Irving Independent School District are Defendants. Defendant, Rose B. Doerr, died intestate after this suit was instituted, and Defendants Landon J. Irwin and Robert J. Irwin are the only heirs. (Affidavit of Heirship filed Volume 74131, Page 2400, Dallas County Deed Records).

Whereupon in open Court came the Plaintiffs by and through the Criminal District Attorney for Dallas County, and came the Defendants, Irwin Real Estate Company, Landon J. Irwin, and Robert J. Irwin, by and through their attorney, and all parties announced ready for trial, and a jury having been waived, all matters of fact and law were submitted to the Court.

The parties in open Court announced that they had agreed upon a settlement of all matters and controversies involved in this suit upon the following basis:

1. This is a proceeding in eminent domain brought by Plaintiffs to acquire for Controlled Access Highway purposes from Defendants a right of way in, upon and across the herein-after described tract of land.

2. The Award of Commissioners was filed on June 22, 1970,

VOL. PAGE
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and the Defendants filed Objections to said Award. The date of taking was July 16, 1970.

3. The amount of damages to which Defendants are entitled to be paid by virtue of the condemnation is ONE THOUSAND EIGHT HUNDRED FIFTY-FIVE AND 65/100 DOLLARS (\$1,855.65), which sum has already been paid by Plaintiffs and received by Defendants.

WHEREFORE, PREMISES CONSIDERED, in accordance with the agreement of the parties, the Court has determined that the settlement should be made the Judgment of the Court.

It is ORDERED, ADJUDGED AND DECREED that the Plaintiff, State of Texas, do have and recover of Defendants, Irwin Real Estate Company, Landon J. Irwin, and Robert J. Irwin, each Individually and as Partners in Irwin Real Estate Company, City of Dallas, Texas, and Irving Independent School District, a right of way in, upon and across the hereinafter described tract of land, together with title to any fixed improvements thereon, said tract of land being described as follows:

Situated in Block F/7169 of the City of Dallas, Dallas County, Texas.

BEING 0.284 of an acre of land, more or less, out of Lots 29, 30 and 31 of Block F/7169 of Joe A. Irwin Addition No. 5, an Addition to the City of Dallas according to the Map thereof recorded in Volume 11, page 13, Map Records of Dallas County, Texas; said lots 29, 30 and 31 having been conveyed to Irwin Real Estate Company by Deed recorded in Volume 3955, page 341, Deed Records of said County, and said 0.284 of an acre of land being more particularly described as follows:

BEGINNING in the Southwest line of Pueblo Street a distance of 51.54 feet North 73 deg. 01' 19" West from the Northeast corner of said Lot 30;

THENCE North 73 deg. 01' 19" West along said line of Pueblo Street for a distance of 58.46 feet to the North corner of Lot 31;

THENCE South 09 deg. 54' 53" West along the Northwest line of Lot 31 for a distance of 148.05 feet to the West corner thereof;

THENCE South 81 deg. 28' 42" East along the Southwest line of Lots 31, 30 and 29 for a distance of 116.09 feet;

THENCE North 12 deg. 53' 19" West for a distance of 149.74 feet to the place of beginning.

PAGE

Save and except, there is excluded from said estate, all the oil, gas and sulphur which can be removed from beneath said land, without any right whatsoever remaining to the owners of said oil, gas and sulphur of ingress and egress to or from the surface of said land for the purpose of exploring, drilling, mining, and developing the same. Plaintiff, in the exercise of the police power for the preservation of human life and safety, and under existing laws, has designated said highway as a Controlled Access Highway, to which no access from Defendants' remaining land, from which the herein condemned land is severed, will be permitted.

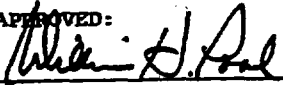
It is further ORDERED, ADJUDGED AND DECREED that the Defendants, Irvin Real Estate Company, Landon J. Irvin, Robert J. Irvin, City of Dallas, and Irving Independent School District, have judgment against the Plaintiffs, State of Texas and County of Dallas, for the sum of ONE THOUSAND EIGHT HUNDRED FIFTY-FIVE AND 65/100 DOLLARS (\$1,855.65) as full compensation for this condemnation which sum has already been paid by Plaintiffs to Defendants.


It is further ORDERED, ADJUDGED AND DECREED that the Plaintiffs, State of Texas and County of Dallas, pay all costs herein, which costs shall be paid to the County Clerk of Dallas County, Texas.

SIGNED AND ENTERED this 20th day of November, 1974.


JUDGE TOM KING

APPROVED:


WILLIAM H. POOL
Assistant District Attorney
Attorney for Plaintiffs


JOE ABBEY, Attorney for Defendants,
Irvin Real Estate Company, Landon J.
Irvin, and Robert J. Irvin

2000

Law No. 2, Del.
operates on file in my offi

number _____

TON F. ELLIS, County Clerk
 By Caroline M. Webb
 CAROLYN ELLIS, Clerk

John C. Keller, Dist. Engr.
Texas Highway Dept.
P. O. Box 3067
Dallas, Texas 75221

[illegible]

JAN 13 1975

Don E. Kelly
COUNTY CLERK, Dallas County, Texas

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COUNTY CLERK
DALLAS COUNTY

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C-119-003

150357 Be. Judgment \$5.50 Project: 8018-1-16
NO. CC-71-7287-c Parcel 120

STATE OF TEXAS AND COUNTY OF DALLAS	I I I I I I I	IN THE COUNTY COURT OF DEED RECORD DALLAS COUNTY AT LAW NO. 3, DALLAS COUNTY, TEXAS
VS.		
THE HEIRS OF LUCILLE BIESEL, ET AL.		

JUDGMENT

On this the 14 day of Nov, 1974, came on to be heard and considered the above numbered and entitled cause, wherein the State of Texas and County of Dallas are Plaintiffs and Jerry Biesel, Robert O. Biesel, and wife, Suzanne Biesel, Harold Halley, and wife, Helen M. Halley, Joe A. Irwin, and wife, Thelma Irwin, Rose B. Doerr, Robert J. Irwin, Landon J. Irwin, Best Investment Company, a Texas Corporation, George V. Banham, Jr., and wife, Naomi Banham, State of Texas, City of Dallas, Texas, Dallas Independent School District, County of Dallas, Texas, and City and County Levee Improvement District are Defendants. Defendant, Rose B. Doerr, died interstate after this suit was instituted, and Defendants Landon J. Irwin and Robert J. Irwin are the only heirs, and they are substituted herein as parties Defendant. (Affidavit of Heirship filed Volume 74131, Page 2400, Dallas County Deed Records).

whereupon in open Court came the Plaintiffs by and through the Criminal District Attorney for Dallas County, and came the Defendants and announced ready for trial, and a jury having been waived, all matters of fact and law were submitted to the Court.

The Court made the following findings:

1. This is a proceeding in eminent domain brought by the Plaintiffs to acquire for Controlled Access highway purposes from Defendants a right of way in, upon and across the hereinafter described tract of land.

The Award of the Commissioners was filed October 14, 1971, and the Defendants filed Objections to said Award. The

date of taking was November 9, 1971.

3. The amount of damages to which Defendants are entitled to be paid by virtue of the condemnation is ONE THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$1,600.00), which sum has already been paid by Plaintiffs into the Registry of the Court.

4. Defendants Robert J. Irwin and Landon J. Irwin do hereby waive citation and enter their appearance for all purposes.

WHEREFORE, PREMISES CONSIDERED, the Court has determined that the following should be made the Judgment of the Court.

It is ORDERED, ADJUDGED AND DECREED that the Plaintiff, State of Texas, do have and recover of Defendants, Jerry Biesel, Robert O. Biesel, and wife, Suzanne Biesel, Harold Halley, and wife, Helen M. Halley, Joe A. Irwin, and wife, Thelma Irwin, Robert J. Irwin, Landon J. Irwin, Best Investment Company, a Texas Corporation, George V. Basham, Jr., and wife, Naomi Basham, State of Texas, City of Dallas, Texas, Dallas Independent School District, County of Dallas, Texas, and City and County Levee Improvement District, a right of way in, upon and across the hereinafter described tract of land, together with title to any fixed improvements thereon, said tract of land being described as follows:

Situated in the M. B. Reynolds Survey, Abst. 1227, in the City of Dallas, Dallas County, Texas.

BEING 0.755 of an acre of land, more or less, out of that tract of land conveyed to Harold W. Halley by Deed recorded in Volume D-565, Page 0942, Deed Records of Dallas County; and said 0.755 of an acre of land being more particularly described as follows:

BEGINNING at a point in the South line of Lot 29 in Block F/7169 of Joe A. Irwin Addition No. 5, an Addition to the City of Dallas according to the Map thereof recorded in Volume 11, Page 13, Map Records of Dallas County, said point being 29.43 feet North 81 deg. 28' 42" West from the Southeast corner thereof.

THENCE South 12 deg. 53' 19" East for a distance of 169.57 feet;

THENCE South 17 deg. 12' 49" West for a distance of 66.55 feet to a point in the Northeast line of Block 1/7170;

THENCE North 72 deg. 47' 11" West along the Northeast line of said Block 1/7170 for a distance of 174.3 feet to the Northwest line of said Halley tract of land;

THENCE North 09 deg. 54' 53" East along said Northwest line for a distance of 197.31 feet to the Southerly line for Block 1/7169 of Joe A. Irwin Addition No. 5, an Addition to the City of Dallas, according to the Map thereof recorded in Volume 11, Page 13, Map Records of Dallas County;

THENCE South 81 deg. 28' 42" East along said Southerly block line for a distance of 116.09 feet to the place of beginning.

Save and except, there is excluded from said estate, all the oil, gas and sulphur which can be removed from beneath said land, without any right whatsoever remaining to the owners of said oil, gas and sulphur of ingress or egress to or from the surface of said land for the purpose of exploring, drilling, mining and developing the same.

It is further ORDERED, ADJUDGED AND DECREED that the Defendants Joe A. Irwin, and wife, Thelma Irwin, Robert J. Irwin, Landon J. Irwin, Best Investment Company, a Texas Corporation, and City of Dallas, Texas, have judgment against the Plaintiffs, State of Texas and County of Dallas, for the sum of ONE THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$1,600.00) as full compensation for this condemnation which sum has already been paid by Plaintiffs into the Registry of this Court.

It is further ORDERED, ADJUDGED AND DECREED that the Defendants, Jerry Biesel, Robert O. Biesel, and wife, Suzanne Biesel, Harold Halley, and wife, Helen M. Halley, George V. Basham, Jr., and wife, Naomi Basham, State of Texas, County of Dallas, Texas (for taxes), Dallas Independent School District, and City and County Levee Improvement District, each take nothing further herein.

It is further ORDERED, ADJUDGED AND DECREED that the
Plaintiffs, State of Texas and County of Dallas, pay all costs
herein, which costs shall be paid to the County Clerk of Dallas
County, Texas

SIGNED AND ENTERED this 19 day of Nov, 1974.

Frank M. Harris
JUDGE

APPROVED:

William H. Poul

WILLIAM H. POUL
Assistant District Attorney
Attorney for Plaintiffs

Joe A. Irwin
JOE ABBEY, Attorney for Defendants,
Robert J. Irwin, Landon J. Irwin.

John E. Bryant
JOHN E. BRYANT, Attorney for
East Investment Company,
Joe A. Irwin and Thelma Irwin

Deputy Clerk 13551
L. O. Box 7061
L. O. Box 7061
L. O. Box 7061
L. O. Box 7061

THE STATE OF TEXAS, } I, TOM E. ELLIS, Clerk of the County Court of Dallas County, at Law,
County of Dallas

52012 0311

I, 3 Dallas County, Texas, do hereby certify that the foregoing is a true and correct copy of
JUDGMENT, in cause NO. cc-71-7287-c, State Of Texas and County Of Dallas
VS. The Heirs Of Lucille Bessel, Et Al. Entered in Volume 37, Pages 718-
721, Minutes, County Court At Law NO. 3, Dallas County, Texas,
in the above styled and a minute case, as the same now appears on file in my office. Witness my hand
and seal of said Court this 13th day of January, A. D. 1975

TOM E. ELLIS, County Clerk,
By Carolyn Graves Deputy
Carolyn Graves



Return to:

John G. Keller, Dist. Engineer
Texas Highway Dept.
P. O. Box 3067
Dallas, Texas 75221

FILED
COUNTY CLERK
DALLAS COUNTY

1975 JAN 21 PM 2 42

STATE OF TEXAS COUNTY OF DALLAS
I hereby certify that this instrument was
filed on the date and time stamped herein
by me and was duly returned to the proper
and party of the record, records of Dallas
County, Texas, as stamped herein by me.

JAN 22 1975

Tom E. Ellis
COUNTY CLERK, Dallas County, Texas

VOL. 37 PAGE 1
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0103489

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared E. E. Hall and C. S. Hall, partners of Hall Brothers, a partnership, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and in the capacity therein stated and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the
01 August, A. D. 1946.

Mr. P. Starks
Notary Public, Dallas County, Texas.

Filed for Review 9 days of Sept. A.D. 1948 3:48 PM
 And Recorded the 4 days of Sept. A.D. 1948 3:48 PM
 Instrument No. 102342 ID# 54011 C. H. C.

15-00000

102346.....\$1.50

41000-110-2000

AUG 9 1946

RIGHT-OF-WAY DEED

STATE OF TEXAS

County of _____ District _____

KNOW ALL MEN BY THESE PRESENTS:

That ... Joe A. Irwin

of the County of Dallas, State of Texas, for and in consideration of the sum of

One and No/100 (21.00) DOLLARS, to _____ in hand
paid by the State of Texas, acting by and through the State Highway Commission, receipt of which is
herby acknowledged, have this day sold, and do by these presents grant, bargain, sell and convey unto
the State of Texas, all that certain tract or parcel of land situate in the County of _____ Dallas

State of Texas, and being a part of ... a 181 Ac. (72.88) Tract in D. H. Cameron Survey Abst. 596 and a part of a 89.8 Ac. (30.71) Tract and a ... Ac. Tract in M. B. Reynolds Survey Abst. 1257.

conveyed by _____ to Joe A. Ervin
Joe A. Ervin
by deed dated the 14 day of September 19 37, and recorded in
November 19 45

Volume Page of Deed Records of County
Texas; said tract or parcel of land herein conveyed, being subject to:

(Important Note: If no items, leases or documents exist, insert the word "None.")

None(s) held by _____

documents(s) held by Dallas Power & Light Company

Name(s) held by _____

[illegible]

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said State of Texas and its heirs, we do hereby cede and convey the following territories and provisions:

[illegible]

And . . . the old [mother

And it is further agreed that said grantor in consideration of the benefits above set out, will remove from the property above described such fences, buildings and other structures as may be located upon said premises.

Witness my hand and seal this 22 day of August, A. D. 1946.

John A. Cunningham

SINGLE ACKNOWLEDGMENT

ENROLL AGENOW/LEADAGENT

THE STATE OF TEXAS,
County of Dallas

Doctors no. _____ J. G. Sullivan

Before me, _____, a notary public in and for said County and State, on this day personally appeared _____, Joe A. Jorda _____

known to me (or proved to me on the witness stand) to be the person, whose name is written above the signature, who was

...bearing witness and acknowledged to me that he executed the same ...

[illegible]

180609 -3c.00

THE STATE OF TEXAS
COUNTY OF DALLAS

FROM ALL MEN BY THESE PRESENTS:

That we, ROSE B. DORR and husband, WALTER W. DORR, of the County of Dallas, State of Texas, for and in consideration of the sum of ONE THOUSAND, FIVE HUNDRED AND NO/100 (\$1,500.00) DOLLARS to us cash in hand paid by ROAD DISTRICT NO. 1 OF DALLAS COUNTY, the receipt of which is hereby acknowledged and confessed, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY, unto the said ROAD DISTRICT NO. 1 of DALLAS COUNTY, of the County of Dallas, State of Texas, all that certain lot, tract or parcel of land, lying and being situated in the City and County of Dallas, Texas, and being more particularly described as follows:

TRACT NUMBER 1

BEING a part of the M. B. Reynolds Survey, Abstract Number 1227, in Dallas County, Texas, and a part of Lot 34, in Block Number "W" of the Joe A. Irvin Addition Number 7 to the City of Dallas, Texas, according to the map thereof recorded in Volume 10, Pages 421 and 422, Map Records of Dallas County, Texas, and being in Block Number W/7171, official City numbers, and being a part of the land awarded to Rose B. Dorrr by property settlement in the divorce suit entitled Rose B. Irvin vs. Joe A. Irvin, Cause Number 23,946-A, filed in the 14th Judicial District Court of Dallas County, Texas, on July 22, 1940, judgment in said case having been rendered on August 26, 1946, the land herein conveyed being more particularly described as follows:

Overland
BEGINNING at the intersection of the present west right of way line of State Highway Loop Number 12, also known as Walton H. Walker Boulevard, with the north line of Orton Street, said point being 100. feet distant at right angles from Engineer's center line station 3736.60.9 of said Loop Number 12:

THENCE north 80° 29' west along the north line of Orton Street 79.5 feet to a point which is 175. feet distant at right angles from center line station 374407.2 of said Loop Number 12:

THENCE north 10° 46' west parallel with said center line 52.0 feet to a point in the northeast line of said Lot 34, said point being 175. feet distant at right angles from center line station 374459.2 of said Loop Number 12:

THENCE south 54° 33' east along the northeast line of said Lot 34, a distance of 108.5 feet to the place of beginning and containing 0.045 acre of land, more or less.

IT IS UNDERSTOOD that there will be no means of access to said Highway from the adjoining properties.

TRACT NUMBER 2

BEING a part of the M. B. Reynolds Survey, Abstract Number 1227 in Dallas County, Texas, and being all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, in Block Number "A" of the Joe A. Irvin Addition Number 5 to the City of Dallas, Texas, according to the map thereof recorded in Volume 11, Pages 13 and 14, Map Records of Dallas County, Texas, and being in Block Number A/7169, official City numbers, and being a part of the land awarded to Rose B. Doerr by property settlement in the divorce suit entitled Rose B. Irvin vs. Joe A. Irvin, Cause Number 23,946-A, filed in the 14th Judicial District Court of Dallas County, Texas, on July 22, 1944, Judgment having been rendered in said case on August 20, 1944.

IT IS UNDERSTOOD that there will be no means of access to said Highway from the adjoining properties.

TRACT NUMBER 3

BEING a part of the M. B. Reynolds Survey, Abstract Number 1227, in Dallas County, Texas, and a part of Lots 3, 4 and 5 in Block Number "L" of the Joe A. Irvin Addition Number 6-B to the City of Dallas, Texas, according to the map thereof recorded in Volume 12, Page 67, Map Records of Dallas County, Texas, and being in Block Number L/7170, official City numbers, and a part of the land awarded to Rose B. Doerr by property settlement in the divorce suit entitled Rose B. Irvin vs. Joe A. Irvin, Cause Number 23,946-A filed in the 14th Judicial District Court of Dallas County, Texas, on July 22, 1944, Judgment in said case having been rendered on August 20, 1944, the land herein conveyed being more particularly described as follows:

City Records
BEGINNING at the southeast corner of said Lot 5, said point being the intersection of the present east right of way line of State Highway Loop Number 12 with the north line of Singleton Boulevard formerly Nash Road:

THENCE north $10^{\circ} 43'$ west along the present east right of way line of said loop Number 12, a distance of 150 feet to the northwest corner of said Lot 3, same being the southwest corner of Lot 2 of said Block L/7170:

THENCE south $86^{\circ} 43'$ east along the division line between said Lots 2 and 3, a distance of 15.34 feet to a point on the proposed east line of said loop Number 12, said point being 115 feet distant at right angles from the center line of said loop Number 12:

THENCE north $10^{\circ} 43'$ east along said proposed east line and parallel with and 115 feet from the center line of said loop Number 12, a distance of 100 feet to a point on the division line between said Lots 4 and 5:

THENCE south $54^{\circ} 13'$ east 86.3 feet, more or less, to the southeast corner of Lot 5, said point being the intersection of the east line of Jeff Street with the north line of Singleton Boulevard, formerly Nash Road:

THENCE north $86^{\circ} 43'$ west along the north line of Singleton Boulevard 76 feet to the place of beginning and containing 0.086 acre of land, more or less, subject, however to an easement granted to the Dallas Power and Light

Company on September 14, 1937, and recorded in Volume 2070, Pages 601-602, Deed Records of Dallas County, Texas.

IT IS UNDERSTOOD that there will be no means of access to said Highway from the adjoining properties.

The property is being purchased for the following purposes:

(a) To erect thereon a public thoroughfare and trafficway for vehicular and pedestrian traffic, but it reserves the right to make the improvement on such grade and according to such plans and specifications as will in its opinion best serve the public purpose.

(b) The improvements contemplated hereinabove will be financed by the Road District No. 1 of Dallas County out of such funds as may be available and no special assessments, either for paving or for obtaining the right of way in connection with the present projected improvement will be made. The payment of the purchase price for any lands taken shall be considered full compensation for the land taken and for any damages that may be claimed or asserted by virtue of the establishment and construction of the improvement which the City of Dallas and the Road District No. 1 of Dallas County will erect.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise relating unto the said ROAD DISTRICT NO. 1 of DALLAS COUNTY, its successors and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to WARRANT and FOREVER DEFEND, all and singular the said premises unto the said ROAD DISTRICT NO. 1 of DALLAS COUNTY, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof. Grantors will pay all taxes of every kind, including those assessed or to be assessed for the full year 1953.

WITNESS our hands at Boston, Massachusetts, this 17th day of September, A.D. 1953.

Rose B. Davis
ROSE B. DAVIS

HIS

Walter W. Doerr
WALTER W. DOERR

MARK

X

STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK
BOSTON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared WALTER W. DOERR, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 29th day
of September, A.D. 1953).

John T. B. Everett - Motley Publishing
Glory Public in and for the Commonwealth of
Massachusetts
 May Commission expires June 26, 1960

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ROSE B. DIENR, wife of WALTER W. DOFFER, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privately and apart from her husband, and having the same fully explained to her, she, the said ROSE B. DOFFER, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 2nd day of September, A.D. 1953.

John F. Bennett - Notary Public
Notary Public in and for Suffolk County,
Massachusetts.
My commission expires June 25, 1960

0103495

Filed for Record on the _____ day of _____, 19____
Duly Recorded this _____ day of _____, 19____
Notary Public